4th Councilmanic District \* Case No. 94-237-SPHA Konstantinos Axiotis, et ux Petitioners

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Variance filed by the owners of the subject property, Konstantinos and Charlotte Axiotis. The Petitioners request a special hearing to approve an existing basement apartment and the proposed enclosure of an existing 11' x 10'7" patio (11' x 10'8" as shown on the site plan submitted) attached to the rear of the dwelling to create an interior entrance for said apartment. In addition, the Petitioners seek variance relief from Sections 1802.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 17'4" in lieu of the required 30' for the proposed patio enclosure and an existing enclosed stairway, and to permit an existing patio located in the rear yard to have a setback of 7' in lieu of the minimum required 12.5'. The relief requested is more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petitions were Konstantinos Axiotis, legal owner, and John Sarikas. There were no Protestants at the hearing.

Testimony indicated that the subject property, known as 1918 Towson Avenue, conlists of 3,810 sq.ft., zoned D.R. 16 and is improved with a single family end-of-group townhouse dwelling unit and attached concrete patios of 11'  $\times$  10'8" and 17'4"  $\times$  23'2", respectively, as shown on the site plan submitted as Petitioner's Exhibit 1. The Petitioners were

advised to file the instant Petitions upon receipt of a zoning violation notice from the Zoning Administration and Development Management (ZADM) office concerning a basement apartment and the 17'4" x 23'2" patio to the rear of the property. Testimony revealed that the Petitioners recently finished off their basement to provide separate living quarters for Mrs. Axiotis' mother who plans to move to this country from Germany at some point in the near future. The Petitioner also removed the interior stairway which leads from the main dwelling to the basement and partially enclosed the outside stairway leading to the basement on the rear of the dwelling facing Towson Avenue to provide a separate entrance and more privacy for his mother-in-law. Mr. Axiotis testified that there is no kitchen in the basement as his mother-in-law will be eating her meals with his family. Photographs of the subject dwelling and adjoining properties show that many of the Petitioners' neighbors have enclosed this outside stairway leading to the basement in their homes.

As to the special hearing relief requested to approve living quarters in the basement, it appears in all respects that the Petitioner has attempted to construct an apartment in his dwelling. Mr. Axiotis testified that until his mother-in-law is able to move in with them, he has leased the basement to a lady and collects rent from her for the use of this area. However, Mr. Axiotis stated that this was only a temporary situation which would cease to exist once his mother-in-law arrives. He further stated that there are no cooking facilities in the basement.

Based upon the testimony and evidence presented, it does not appear that the living quarters in the basement of the subject dwelling tonstitute its use as a two-family dwelling unit. It appears that what the Petitioners have done is taken in a boarder. As long as the basement

dwelling unit and/or apartments. There shall be no

3) Upon request and reasonable notice, Petitioners

shall permit a representative of the Zoning Enforce-

ment Division to make an inspection of the subject

property to insure compliance with this Order in the

event it becomes necessary to do so as a result of a

4) There shall be no enclosure of nor any improve-

ments made to either the 17'4" x 23'2" patio in the

rear yard or the 11' x 10'8" patio as they are shown

5) When applying for any permits, the site plan

filed must reference this case and set forth and ad-

approve the proposed enclosure of an existing 11' x 10'7" (11' x 10'8" as

shown on Petitioner's Exhibit 1) patio attached to the rear of the dwell-

ing to create an interior entrance for said apartment, in accordance with

relief from Sections 1802.3.C.1 and 301.1.A of the B.C.Z.R. to permit a

rear yard setback of 17'4" in lieu of the required 30' for the proposed

patio enclosure, in accordance with Petitioner's Exhibit 1, be and is

IT IS FURTHER ORDERED that the Petition for Special Hearing to

IT IS FURTHER ORDERED that the Petition for Variance seeking

dress the restrictions of this Order.

Petitioner's Exhibit 1, be and is hereby DENIED; and

kitchen or cooking facilities in the basement.

on the site plan.

area is not improved with a kitchen or cooking facilities, the situation shall be permitted to remain. Therefore, the special hearing relief sought is not necessary inasmuch as the basement living quarters, as proposed, technically do not qualify as a second apartment, or a second dwelling unit. However, the Petitioners are prohibited from installing a kitchen or cooking facilities in the basement at any future time.

As to the variance relief sought, the Petitioners propose to enclose an existing 11' x 10'8" patio on the rear of the dwelling and creating a new main entrance on Towson Avenue. The Petitioners currently receive all deliveries at the Jackson Avenue entrance. The remaining variance relief is being requested to legalize existing conditions on the

As to the variance requested for the outside stairway enclosure, it appears from the photographs submitted that this stairway enclosure is in character and conformity with the other stairway enclosures in the immediate vicinity and should be permitted to remain. However, the photographs reveal that the sides of this stairway enclosure have been finished with parged block while the other enclosed stairways have been covered with vinyl siding to match the respective dwelling. Therefore, as a condition of the relief granted, the Petitioners shall be required to finish off the outer walls of this stairway enclosure with vinyl siding to match the dwelling to be more in keeping with the others in the neighborhood.

The Petitioners also seek a variance to permit the enclosure of the attached 11' x 10'8" concrete patio to the rear of the dwelling adjacent to the enclosed stairway to create a new main entrance. From the photographs submitted, it appears that enclosing this patio would be out of character and conformity with the other townhomes in this group. Therefore,

the special hearing and variance relief sought to enclose that patio shall

As to the variance relief sought for the 17'4" x 23'2" patio to the rear of the subject site, that patio is located approximately 14 inches above grade. Inasmuch as this patio is existing and does not appear to impose upon the neighbors, I will grant the variance requested for same. However, the Petitioners are prohibited from placing any improvements on this patio, or enclosing this patio in any manner.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his pr perty. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing relief and variances, as approved herein, are not

granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of these requests and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not result in any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variances shall be granted in part and denied in part.

harmony with the spirit and intent of the B.C.Z.R.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7th day of February, 1994 that the Petition for Special Hearing to approve an existing basement apartment, in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED AS MOOT, inasmuch as the existing improvements contained within the basement do not constitute a second dwelling; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 1802.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing enclosed stairway, and to permit an existing patio located in the rear yard with a setback of 7' in lieu of the minimum required 12.5', in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

> 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

> basement living quarters to be converted to a second

hereby DENIED.

Deputy Zoning Commissioner for Baltimore County

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

February 7, 1994

Mr. & Mrs. Konstantinos Axiotis 1918 Towson Avenue Baltimore, Maryland 21224

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE W/S Towson Avenue, 25' N of the c/l of Jackson Road (1918 Towson Avenue) 9th Election District - 4th Councilmanic District Konstantinos Axiotis, et ux - Petitioners Case No. 94-237-SPHA

Dear Mr. & Mrs. Axiotis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in part and denied in part in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

> Deputy Zoning Commissioner for Baltimore County

TMK:bjs

cc: People's Counsel

Attorney for Pelitione

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1918 Towson Ave.

which is presently zoned DR-16 94-237-SPHA

This Palition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve The existing basement was finished and the interior stairway to the basement was removed so that my mother inlaw could live with us and have some privacy. No oven was installed as she will be eating meals with us Her arrival was delayed so we temporarily rental it out as we had no money for health Insurance. When she arrives we propose to create an interior entrance to the house by enclosing the existing 11-0"x 10'-7" Patio outside the sliding door and creating our main entrance on Towson Ave. to maich our address. Presently deliveries are made difficult and confussing since our entrance is on Jackson Ave.

Property is to be posted and advertised as prescribed by Zoning Regulations. t, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and

The area continued of Dallie	nore county adopted pursuant to the Zoning Law for Baltimore Co
	I/We do solemnly decisite and affirm, under the penalties of perjury, that I/we are leg-ti owner(s) of the property which is the subject of this Patison.
	Legat Owner(s)
	Kostontinos Axiotis
	Thousant Mos LACOPS
	Charlotte J. Axiotis
Zipcode	Signature Cherry the Mistre
	1918 Towson Ave 285-5452
	City State Expenses
	Name, Au. "ees and , mone number of legal owner, compact purchaser or represents to be contacted.  Konstantinus Axiatrs
one No	Kunstantinus Axiotis 1918 Towson Arc. 285-5452 Addition
Zipcude	OFFICE USE ONLY
a Alemania.	ESTIMATED LENGTH OF HEARING
And a second	the fullowing dates Next 1 wo Munths
<del>11</del>	ALLOTHER
_	REVIEWED BY: R.T. DATE 12-7-13

Dec 7 200 AM RM 109

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Printed with Schoolshing ON HACK AND JACON

111 West Chesapeake Avenue

Towson MD 21204

# Petition for Variance

to the Zoning Commissioner of Baltimore County

<b>6</b> , /	for the property located at	1918	Towson	Ave.		
	TO COULA		<del></del>	manusth manual	00/	ī

94-237-SPHA This Petition shall be filled with the Office of Zoning Administration & Development Management

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 & 301.1.A. To allow a rear yard setback of 17 ft - 4 inches in lieu of the required 30 ft. for the existing enclosed stairway and proposed enclosed fover and to allow an existing patio located in the mean yend with a 7 ft. setback in the required 12.5 ft. of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons. (indicate hardship or

It would create an extreme hardship & expense to remove the existing concrete patio and Landing The pario starts out at grade at the house and is only 14" above grade at the furthest and Namoning the existing correct bounding to the basement steps would create a safety hazard as there would be no landing at the top and the steps could start start and short and short we propose to enclose the existing 11'x10'-7' Pa hoto create Property is to be posted and advertised as prescribed by Zoning Regulations. a force. I or we lagree to pay expenses of above Variance advertising posting, etc., upon filing of this petition, and further agree to and are to

be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

We in the minimize take and affirm under the perialties of perjury, that I we are the edge owner of of the process, which is the subject of this Petition. Konstantings Axiotis thouskenhines kups Charlotte Axiotis 1918 Towson Ave 285-5452

# **EXAMPLE 3 - Zoning Description**

94-337-5PHA

Three copies are required. Copies of deeds cannot be used in place of this

description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR	1918 To	owson	Avenue		
Election District 12		Council	(addre manic Distr	ess) 7	
Beginning at a point on the $\frac{W}{\text{(north,}}$	est south, e	east or w	side of	Towson	Ave.
w	hich is _	Forty	foot		
(street on which property fronts)				right-of way	Wic
wide at a distance of Twenty	five	feet	North	of the	

(number of feet) (north, south, east or west) centerline of the nearest improved intersecting street.

| Tackson Road (name of street) \_\_, Section #\_\_\_\_\_ in the subdivision of

Purshire Townhouses as recorded in Baltimore County Plat (name of subdivision)

3810 5.F. or 0.09 Acres (square feet and acres)

FEM 233

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_, Folio \_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

Posted for: Special Heaving X	Voning
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Location of property: 1918 Towson	
	-
Location of Signe Tox 139 1000	way on growty being nond.
	( 
Remarks:	/_ fo 1/0s
Posted by Martin	Date of return: 12/30/63
Amber of Signe:	

# CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_\_ successive weel's, the first publication appearing on Dec. 30, 1973

(410) 887-3353

Date 12-7-93

Account R-001-6190

Towson, MD 21204

Baltimore County Government Office of Zoning Administration and Development Management

(410) 887-3353

MONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES 94.237-SPHA Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting

newspaper of general circulation in the County. This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

a sign on the property and placement of a notice in at least one

### PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_

For newspaper advertising: Petitioner: KONSTANTINOS AXIOTIS Total ion: 1918 TRWEN AVE. PLEASE FORWARD ADVERTISING BILL TO: NAME: Konstan timos Axiotis

ADDRESS: 1918 BY TOWSON AVE.

Biltimore MD. 21222 PHONE NUMBER: 410 285-5452

AJ:ggs

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY December 30, 1993 Issue - Jeffersonian

Please foward billing to:

Konstantinos and Charlotte Axiotis 1918 Towson Avenue Baltimore, Maryland 21222 410-285-5452

### NOTICE OF HEARING

\_\_\_\_\_\_

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Haryland 21204 as follows

CASE NUMBER: 94-237-SPHA (Item 233) 1918 Towson Avenue NHC Jackson Road and Towson Avenue

12th Election District - 7th Councilmanic Petitioner(s): Konstontinos and Charlotte Axiotis HEARING: TUESDAY, JAMUARY 18, 1994 at 9:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve an in-law apartment. Variance to allow a rear yard setback of 17 feet, 4 inches in lieu of the required 30 feet for the existing enclosed stairway and proposed enclosed fover; and to allow an existing patio located in the rear yard with a 7 foot setback in lieu of the required 12.5 feet.

LAWRENCE E. SCHMIDT ZONTING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (2) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

**Baltimore County Government** Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

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rc: Konstantino and Charlotte Axiotis

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104. 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE. (2) HEARINGS ARE HANDICAPPED ACCESSIBLE: FOR SPECIAL ACCOMPODATIONS PLEASE CALL 887-3353. (3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government Office of Zoning Administration and Development Management

. Idl West Che appeals Account

(410) 897 (315)

January 7, 1994

Mr. and Mrs. Konstantinos Axiotis 1918 Towgon Avenue Challenness of this places of the

RE: Case No. 94-237-SPHA, Item No. 233 Petitioner: Konstantinos Axiotis, et ux Petitions for Variance and Special Exception

Dear Mr. and Mrs. Axiotis:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans cubinitied, with the above referenced polition. The atlached comments from can be provided agreed, for not contained to indicate the eaggreen betenning of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC. I will forward them to you otherwise, any comment that is not informative will be placed in the Theoreting Library Eliter problem on consequences from Library on the combiner of the 1991, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing popularments can file their petitions with this office without The more styles of a protomorary review by conting permannels

Printed with Soybean in Recycled Paper

Printed with Reybean Ind



O James Lighthizer Secretary Hal Kassoff Administrator

Ms. Charlotte Minton Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

Re: Baltimore County

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours, my for the form bright

Division

1842 & KARRY ROWERALL John Contestabile, Chief **Engineering Access Permits** 

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: December 22, 1993 Zoning Administration &

Development Management FROM: Pat Keller, Deputy Director

Office of Planning and Zoning SUBJECT: 1918 Towson Avenue

ZONING COMMISSIONER Konstantinos Axiotis

2 2 1993

SUMMARY OF RECOMMENDATIONS:

INFORMATION:

Item Number:

Zoning:

Based upon the information provided staff offers the following comments.

As a patio is not a structure and no setback is required for either a driveway or a sidewalk, staff questions the need for the portion of the variance regarding the existing patio. Since this issue must be addressed occasionally, an interpretation by the Zoning Commissioner regarding the question of whether or not a patio needs to meet setback requirements would be instructive.

Staff does not oppose the applicant's request; however, the following condition is recommended:

If constructed, the proposed foyer should be architecturally compatible with

PK/JL:lw

ZAC.233/PZONE/ZAC1

Pg. l

700 East Joppa Road Spite 901 Towson, MD 21286 5500 (410) 887 4500 Arnold Jablon Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 RE: Property Owner: KONSTONTINOS AXIOTIS & CHARLOTTE AXIOTIS Location: NWC JACKSON RD. AND TOWSON AVE. (1919 TOWSON AVE.) Item No.: 233 (RT) Zoning Agenda: SPECIAL HEARING Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property. 7. The Fire Prevention Bureau has no comments at this time. REVIEWER: LT. ROBERT P. SAUERWALD Fire Prevention, PHONE 887-4881, MS-1102F cc: File Printed on Recycled Paper

Baltimore County Government

Fire Department

85.34 66.01 65.00 28.65 11:50:40"

EH.K., JR. 42 FOLIO 96

Filed for record 14. MAR 21 1978 Ivoli

AMENDED PLAT OF A PORTION OF DUNSHIRE GARDEN APARTMENTS BALTIMORE CO. MARYLAND 12TH ELECTION DISTRICT DATE: MARCH 28,1977

SURVEY BASED ON BALTO. CO. TRANERSE STATIONS X.3725 5 10294.71 E 2G284.G2 AND X.372G S 10074.83 E 25915.G2 OUTLINE TAKEN FROM FIELD SURVEY BY MULLER RAPHEL (ASSOC. DATED DEC. 29, 19G7

SCALE : 1"=50"

STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TOTHE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED IN WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND

SURVEYOR H.MALMUD & ASSOC., INC. BB15 MEADOW HTS. RD. RANDALLSTOWN MD. 21133 Telephone (301) 655-6465

42-96

CONSTRUCTION DUNSHIRE

Loning Mas 94-237-5PHA

Scale 1"= 200"±

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Please be advised that the aforementioned petition is the subject

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the

of an active violation case. When the petition is scheduled for a

appropriate action may be taken relative to the violation case.

public hearing, please notify the following persons:

December 14, 1993

To: Carl W. Richards

RE: Item No. 233

Zoning Coordinator

FROM: James H. Thompson -LJW

VIOLATION CASE # C-94-604

ADDRESS 1918 TOWSON AVENUE

NAME & ADDRESS

L. WASILEWSKI ZONING ENFORCEMENT

Zoning Enforcement Coordinator

Petitioner: AXIOTIS KONSTANTIONS

LOCATION OF VIOLATION 1918 TOWSON AVENUE

DEFENDANT MR. & MRS. KONSTANTIONS

DUNCHIRE

(1En1+223)

3-E

Zisning Administration & Development Management 11 West Chesapeake Avenue

\* \* \* \* \* CORRECTION NOTICE\* \* \* \*

ELECTION DISTRICT: 12 TASE NUMBER C-94-604

LOCATION: 1918 TOWSON AVENUE WNERS: KONSTANTIONS & CHARLOTTE AXIOTIS

DEAR PROPERTY OWNERS/OCCUPANTS

FLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED LOCATION REVEALED THAT THERE IS AN APPARENT VIOLATION AND THE FOLLOWING CORRECTION IS REQUIRED:

RECONVERT YOUR HOUSE BACK TO A SINGLE FAMILY DWELLING BY REMOVING THE BASEMENT APPARTMENT.

REMOVE ALL ABOVE GRADE OPEN PROJECTIONS THAT PROTRUDE INTO THE REQUIRED REAR YARD SET BACK MORE THAN PERMITTED 25% OR FILE FOR A VARIANCE ( PUBLIC HEARING ) IN ROOM 109 OF THE BALTIMORE COUNTY OFFICE BUILDING. (887-3391)

PLEASE NOTE: BALTIMORE COUNTY CONSIDERS YOUR REAR YARD TO BE ON TOWSON AVENUE.

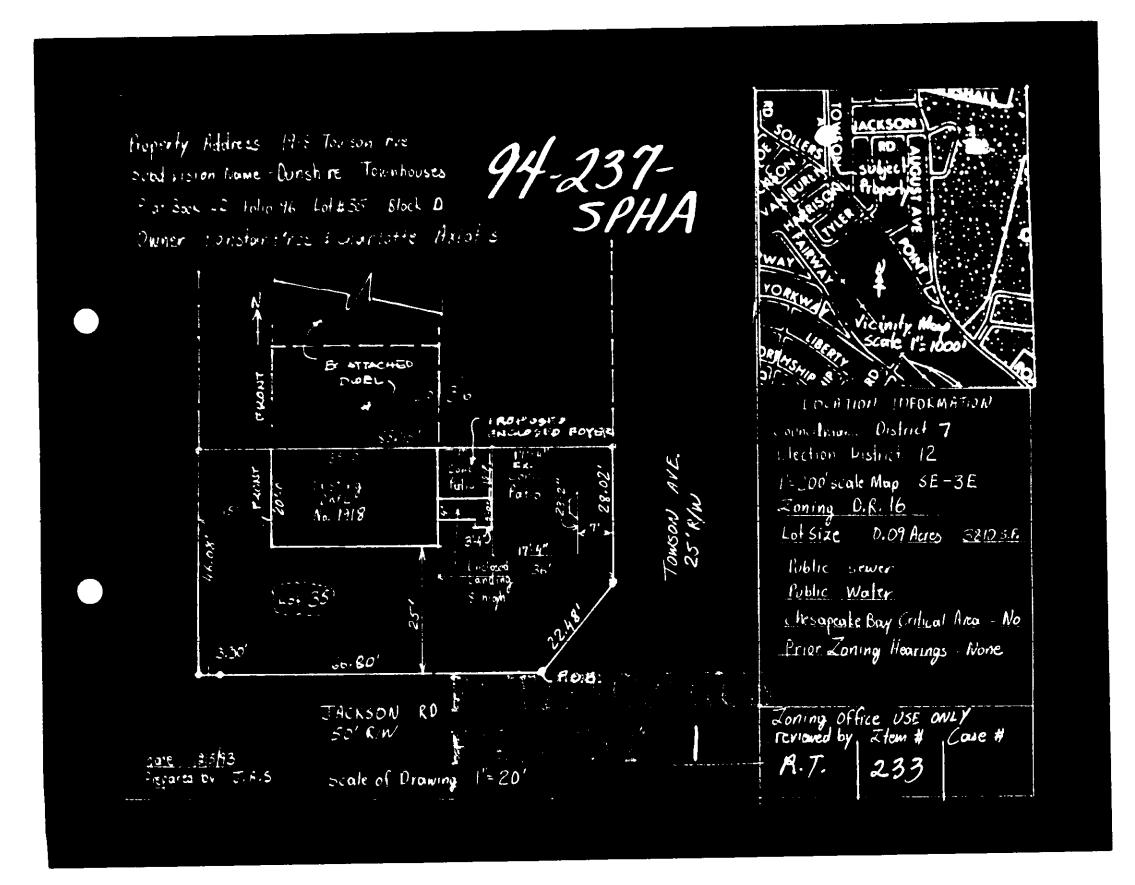
IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THIS OFFICE AT FAILURE TO COMPLY BY DECEMBER 5,1993 WILL RESULT IN THE ISSUANCE OF A CITATION WHEREIN YOU ARE SUBJECT TO A CIVIL PENALTY OF \$200.00 FOR EACH VIOLATION, AND EACH DAY SHALL BE CONSIDERED A SEPARATE VIOLATION (CIVIL PENALTY BILL #132-85).

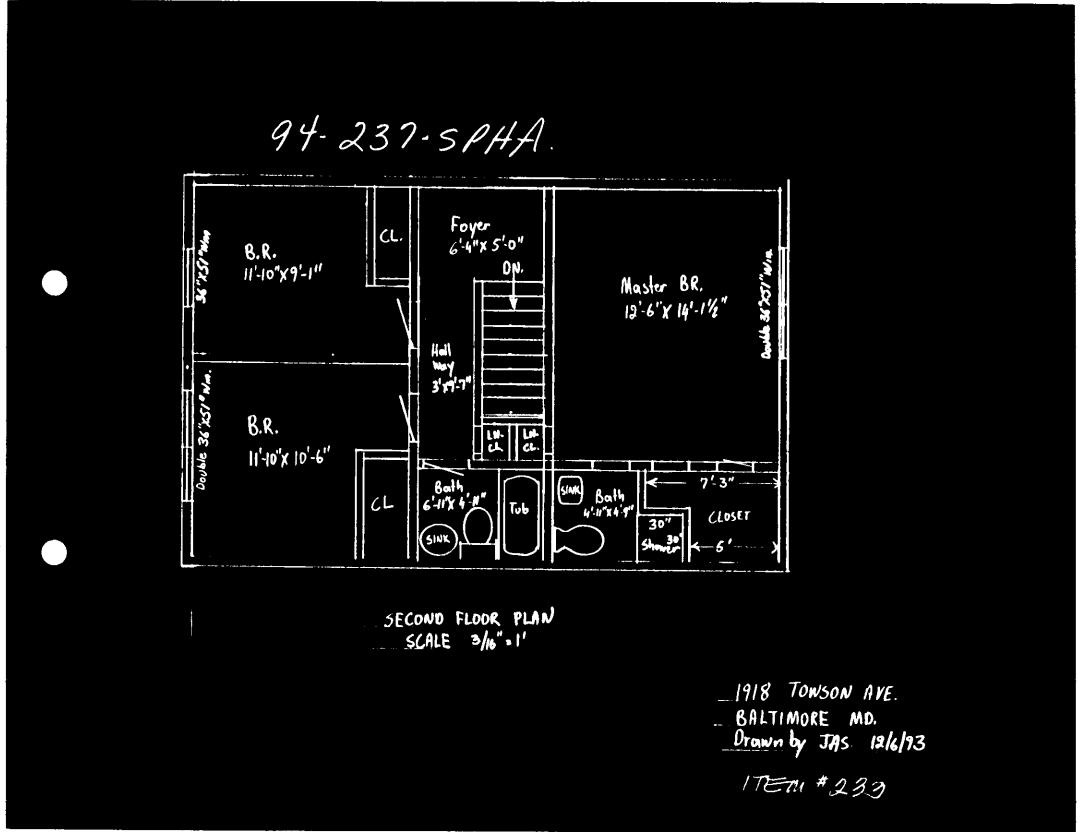
INSPECTOR: WASILEWSKI

December 14, 1993

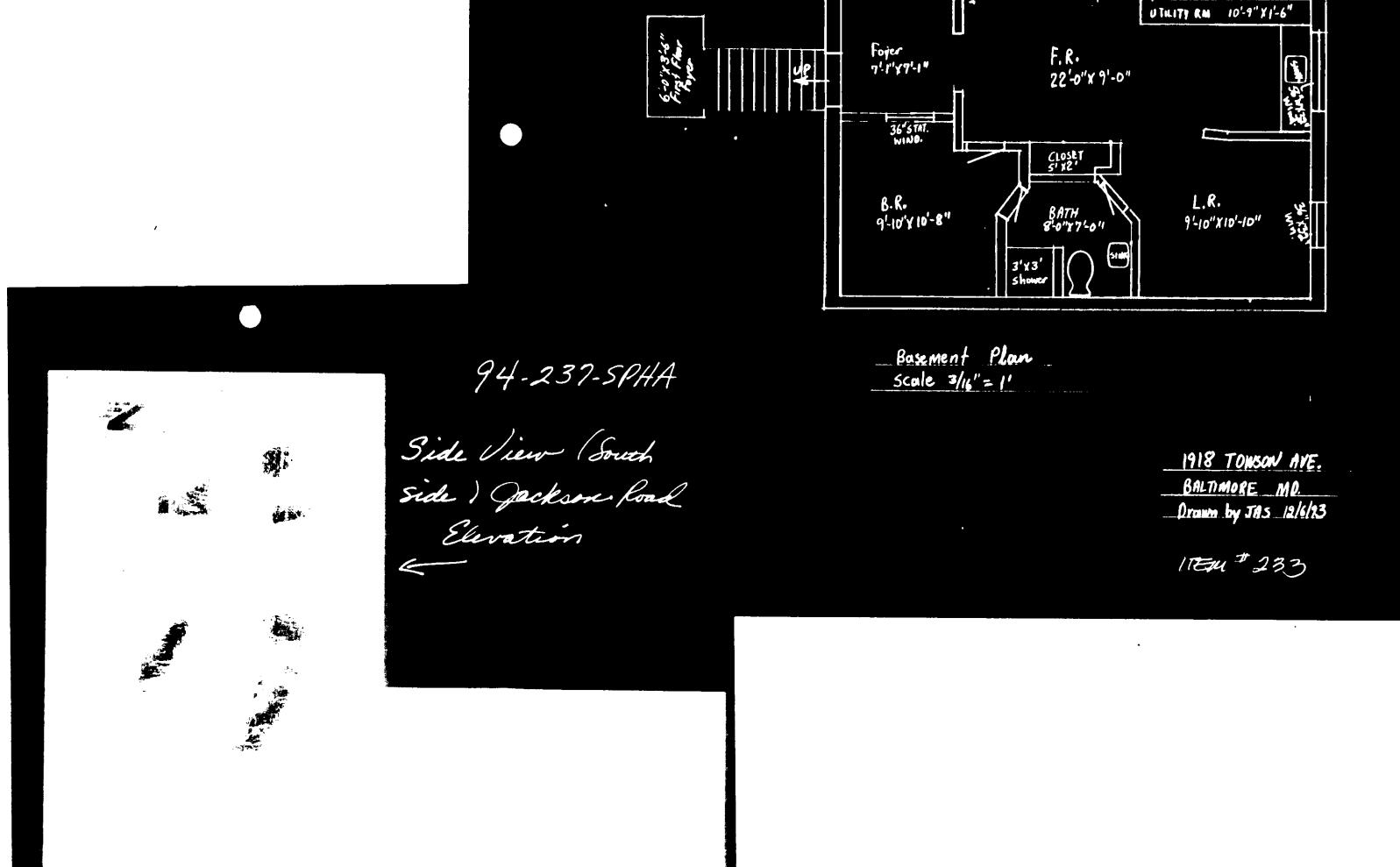
111 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

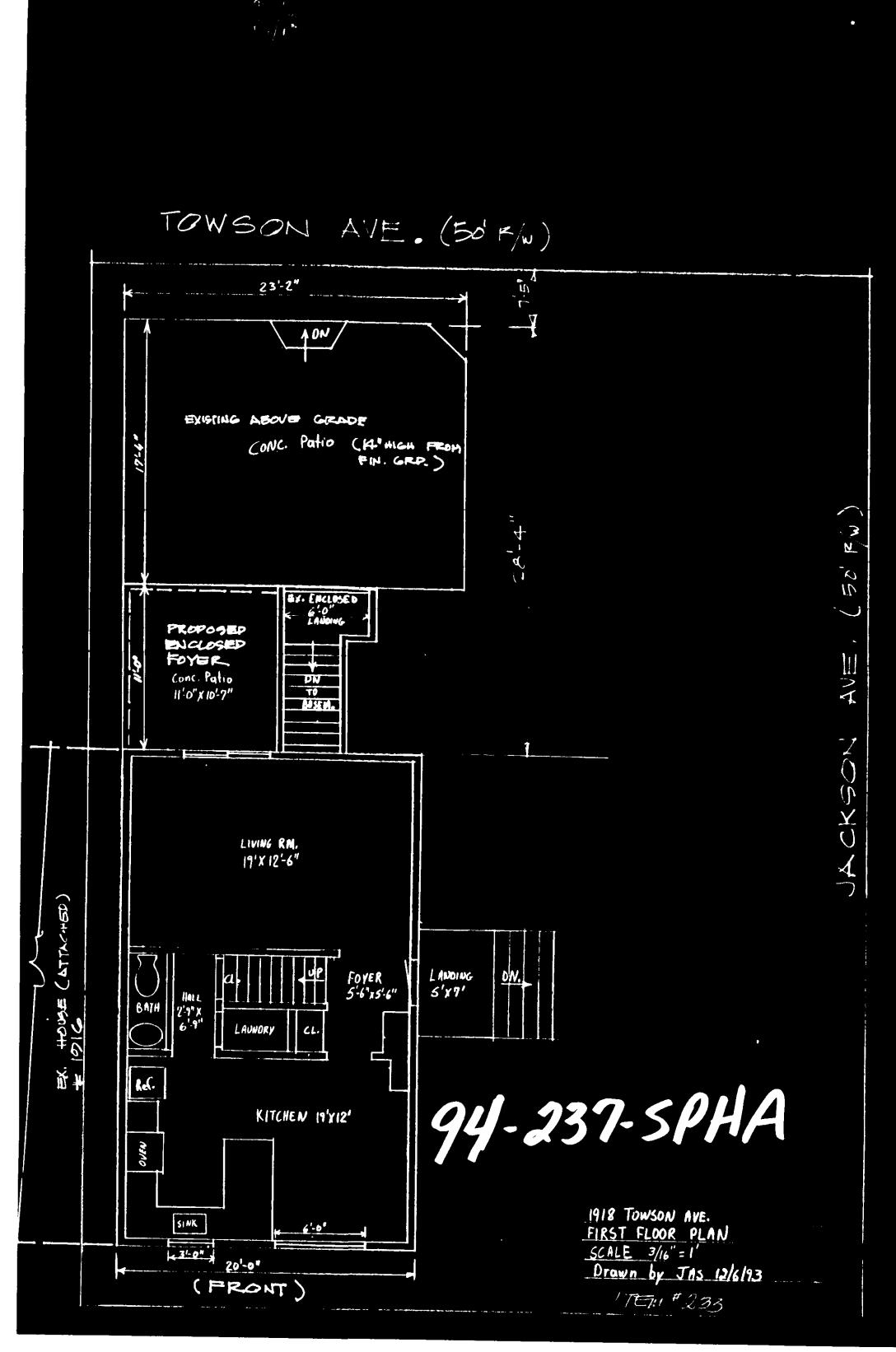
~ 585°59'.00"W 25.01 7: 46:50"E 6.68" Remainder Of Max Hildesheim Part Of 1er And 2ND Parcel
CWB Jr. 976-82
ZONED DR 5.5 17EM#29B

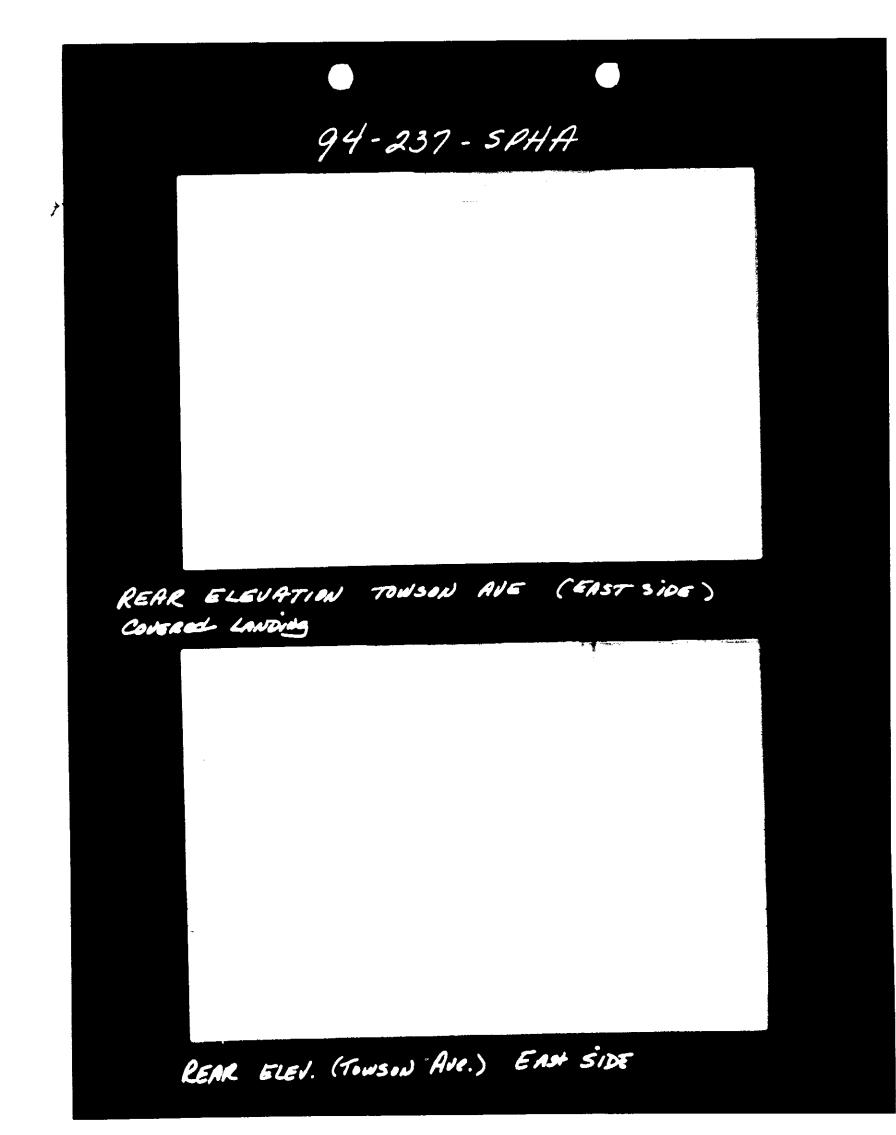




94-237-SPHA







Rear Elevation

(Towson are.)

(East Side)